

079.0

0004

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

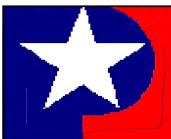
816,500 / 816,500

USE VALUE:

816,500 / 816,500

ASSESSED:

816,500 / 816,500


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
85		BRATTLE ST, ARLINGTON

Legal Description						User Acct
						49441
						GIS Ref
						GIS Ref
						Insp Date
						11/05/18

OWNERSHIP

Unit #:

Owner 1: MROSZCZYK ALICE/TRUSTEE	
Owner 2: ALICE MROSZCZYK 2013 REVOCABLE	
Owner 3:	

Street 1: 85 BRATTLE ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: RUSSONIELLO MARK D -	
Owner 2: MROSZCZYK ALICE -	
Street 1: 85 BRATTLE ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .189 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1910, having primarily Wood Shingle Exterior and 1898 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Description	%
Item	Code
Z	R1
SINGLE FA	100
o	
n	
Census:	
Flood Haz:	
D	
s	
t	
Exempt	
Topo	2
Street	
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj
0	70.
Neigh	Neigh Infl
Neigh Mod	Infl 1
Infl 2	%
Infl 3	%
Appraised Value	Alt Class %
419,884	Spec Land %
419,900	J Code Fact Use Value Notes

101	One Family	8216	Sq. Ft.	Site	0	70.	0.73	11	Med. Tr	-10	419,884	419,900
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PREVIOUS ASSESSMENT									Parcel ID	079.0-0004-0007.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	391,300	5300	8,216.	419,900	816,500		Year end	12/23/2021	
2021	101	FV	379,100	5300	8,216.	419,900	804,300		Year End Roll	12/10/2020	
2020	101	FV	379,100	5300	8,216.	419,900	804,300		804,300 Year End Roll	12/18/2019	
2019	101	FV	295,400	5300	8,216.	419,900	720,600		720,600 Year End Roll	1/3/2019	
2018	101	FV	295,400	5300	8,216.	281,900	582,600		582,600 Year End Roll	12/20/2017	
2017	101	FV	295,400	5300	8,216.	269,900	570,600		570,600 Year End Roll	1/3/2017	
2016	101	FV	295,400	5300	8,216.	245,900	546,600		546,600 Year End	1/4/2016	
2015	101	FV	278,500	5300	8,216.	197,900	481,700		481,700 Year End Roll	12/11/2014	

SALES INFORMATION						TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
RUSSONIELLO MAR	63161-230		1/9/2014	Convenience		1	No	No			
LANNON COLLEEN	34103-320		11/20/2001		437,500	No	No				
PISANO ANTHONY	29801-296		2/16/1999	Family		1	No	Y			

BUILDING PERMITS												ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
3/9/2012	225	Manual	10,500	C				repair shingles as	11/5/2018	MEAS&NOTICE	BS	Barbara S			
3/2/2011	109	Manual	3,879					BLOWN INSULATION	2/14/2009	Meas/Inspect	372	PATRIOT			
6/5/2009	449	Re-Roof	958						2/6/2002	MLS	MM	Mary M			
									4/4/2000	Inspected	264	PATRIOT			
									1/12/2000	Measured	243	PATRIOT			
									10/1/1991		PM	Peter M			

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	- Colonial			Full Bath: 1	Rating: Good	OF=SINK IN BMT, SUMMER ST.											
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:		%		OthrFix: 1	Rating: Fair												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good												
Color: BLUE				A Kits:	Rating:												
View / Desir:				Frl:	Rating:												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C+ - Average (+)				CONDOS INFORMATION													
Year Blt: 1910		Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct: G12		Fact: .		Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %												
Prim Int Wal 2 - Plaster				Functional:	%												
Sec Int Wall:				Economic:	%												
Partition: T - Typical				Special:	%												
Prim Floors: 3 - Hardwood				Override:	%												
Sec Floors:				Total:	18.6 %												
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES									
Subfloor:				Basic \$ / SQ:	130.00												
Bsmnt Gar:				Size Adj.: 1.20321393													
Electric: 3 - Typical				Const Adj.: 0.99989998													
Insulation: 2 - Typical				Adj \$ / SQ:	156.402												
Int vs Ext: S				Other Features:	74800												
Heat Fuel: 2 - Gas				Grade Factor:	1.10												
Heat Type: 3 - Forced H/W				NBHD Inf:	1.00000000												
# Heat Sys: 1				NBHD Mod:													
% Heated: 100				LUC Factor:	1.00												
Solar HW: NO	Central Vac: NO			Adj Total:	480768												
% Com Wal	% Sprinkled			Depreciation:	89423												
Depreciated Total: 391345				Final Total:	391300												
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 079.0-0004-0007.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	20X21	A	AV	1920	20.95	T	40	101			5,300		5,300
More: N Total Yard Items: 5,300 Total Special Features: Total: 5,300																	
SKETCH																	
SUB AREA																	
SUB AREA DETAIL																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
FFL	First Floor	980	156.400	153,274													
BMT	Basement	945	46.920	44,340													
SFL	Second Floor	918	156.400	143,577													
WDK	Deck	350	8.860	3,100													
UAT	Upper Attic	230	62.560	14,358													
OFF	Open Porch	119	30.360	3,613													
Net Sketched Area: 3,542				Total: 362,262													
Size Ad	1898	Gross Area	4230	FinArea	1898												
IMAGE																	
AssessPro Patriot Properties, Inc																	